



# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** Stephen M. Haase

**SUBJECT: MARTHA GARDENS SPECIFIC  
PLAN AND CORRESPONDING  
GENERAL PLAN AMENDMENTS:  
GP03-03-14 AND GPT03-03-14**

**DATE:** November 10, 2003

COUNCIL DISTRICT: 3

SNI AREA: Spartan Keyes

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend that the City Council approve the following items:

1. The *Martha Gardens Specific Plan* as the policy of the City of San Jose for development within the Martha Gardens Planned Community.
2. The General Plan land use and text amendments adding the Martha Gardens Planned Community land use designation to the *San Jose's 2020 General Plan*.

## **PLAN SUMMARY**

The *Martha Gardens Specific Plan* establishes the framework for the redevelopment of the area of San Jose generally bounded by Highway 280, mid-block between South Sixth and Seventh Street, Hollywood and Humboldt Streets, and South First Street. Drawing on existing and historic uses in the area, the *Plan* defines the vision and detailed policy guidelines for a new community with emphasis on new housing together with family and arts oriented services and facilities. The *Plan* builds upon the existing arts community, the existing vibrant residential neighborhoods both within and surrounding the *Plan* area, the areas historic resources, and its proximity to Downtown. The new neighborhood is envisioned to be a lively mix of residential, commercial, recreation, education and arts uses with safe and pleasant pedestrian environments, parks and community facilities, and preserved historic buildings.

The revitalized Martha Gardens area is planned primarily as a residential neighborhood, but with a unique “arts focus” overlaying its more conventional residential and other uses. The area is expected to provide housing and other opportunities for a wide range of new central City residents and families, including artists and their families.

While much of the area is expected to develop and redevelop with planned new uses, many existing uses and buildings are expected to remain. These include many of the historic buildings found in the area, the existing residential blocks within the Spartan Keyes and Hollywood neighborhoods, compatible businesses on South First and Keyes Streets, and existing arts related uses.

## **BACKGROUND**

The Martha Gardens area is located immediately south of Downtown San Jose. The *Plan* area boundaries are Highway 280 on the north, mid-block between South 6<sup>th</sup> and 7<sup>th</sup> Streets to the east, Hollywood and Humboldt Streets to the south, and First Street to the west.

Because of Martha Gardens’ proximity to Downtown San Jose and major, existing and future transportation systems, it has long been expected that the area would eventually develop and redevelop with uses related to the Downtown and other job centers. In response to the ongoing regional need for housing, the *San Jose 2020 General Plan* and prior General Plans have assumed that high-density residential development would be the most appropriate use for this area. The majority of the area therefore has been planned for very high density housing under the Residential Support for the Core (25+ DU/AC) designation since 1980.

The *Martha Gardens Plan* area currently consists of a mix of industrial, residential, commercial, business and community service uses. Historically, the industrial blocks, located in the center of the *Plan* area, represented the food industries that were so ubiquitous in the Santa Clara Valley through much of the 20<sup>th</sup> Century. Uses in the industrial buildings and properties have now transitioned to a variety of new industrial and non-industrial uses. Many of these properties appear to be underutilized. One of them has been redeveloped with a high-density apartment project and other properties have high-density residential project approvals or pending proposals. Uses along portions of South First Street and along Keyes Street consist of a variety of commercial and light industrial businesses, including a number of auto related uses. Residential uses are concentrated along South Second and Third Streets, South 6<sup>th</sup> Street and on Hollywood and Humboldt Streets.

The area boasts a sizable collection of late 19<sup>th</sup> and early to mid-20<sup>th</sup> Century industrial and residential buildings. Most of the pre-1950 buildings and one post 1950 building are

included in the City of San Jose's Historic Inventory. The industrial buildings, many of which are remnants of the area's former food industry focus, are located in a north/south band down the center of the *Plan* area. A concentration of Victorian residential buildings is located in the northwest part of the area and existing homes on South 5<sup>th</sup> and 6<sup>th</sup> Streets are primarily, if not entirely, pre-1950. There is a great deal of community interest in preserving and reusing these buildings as an integral part of the new neighborhood. The *Plan* reflects that interest and incorporates most of the San Jose's Historic Inventory buildings into the new community fabric.

## **ANALYSIS**

### **Policy Consistency**

By providing a framework for and encouraging the development of a balanced community that includes a mix of housing types, including significant opportunities for high density housing units, parks and cultural facilities, neighborhood-serving commercial uses, employment opportunities and pedestrian, bicycle and motor vehicle circulation improvements, the *Martha Gardens Specific Plan* is consistent with and supports all of the Major Strategies in the *San Jose 2020 General Plan*. Furthermore, the *Specific Plan* is consistent with all of the relevant *General Plan* Goals and Policies.

While the proposed mix of land uses could yield less residential units than would be allowed by the current Residential Support for the Core Area (25+ dwelling units to the acre) land use designation applied to much of the *Plan* area, the *Plan* directs a more balanced community and better achieves the goals of the *San Jose 2020 General Plan*. By creating a shared vision with residents, property and business owners and the City, the *Plan* should also better facilitate and guide new development in the *Plan* area and reduce developer risk that can result from community concerns. The *Plan* development process itself has led to significant developer interest in the *Martha Gardens Plan* area, and has resulted in a number of preliminary review applications for high-density infill residential development. Furthermore, the development of the *Plan* directly led to a development application for the Art Ark affordable artist housing development proposed by Core Development on South Fifth and Keyes Streets.

### **Major Features of the Martha Gardens Specific Plan**

#### *Goals and Objectives*

The goals listed below provide a framework for the entire *Martha Gardens Specific Plan*.

- Preserve enclaves of existing single-family residential development.
- Provide for residential infill and intensification that reinforces a sense of neighborhood.

- Promote viable reuse of historic buildings.
- Provide for the preservation and enhancement of the existing arts community.
- Encourage existing viable uses and businesses to remain.
- Encourage neighborhood serving commercial uses.
- Reinforce the existing grid system as a network of pedestrian-serving streets.
- Use traffic calming techniques to moderate potential traffic volumes and speeds. and to help create a highly walkable Martha Gardens community.
- Provide one or more significant public open spaces to serve existing and future residents.
- Retain some of the existing informal and eclectic character of the Martha Gardens area in the new community.

### *Land Use*

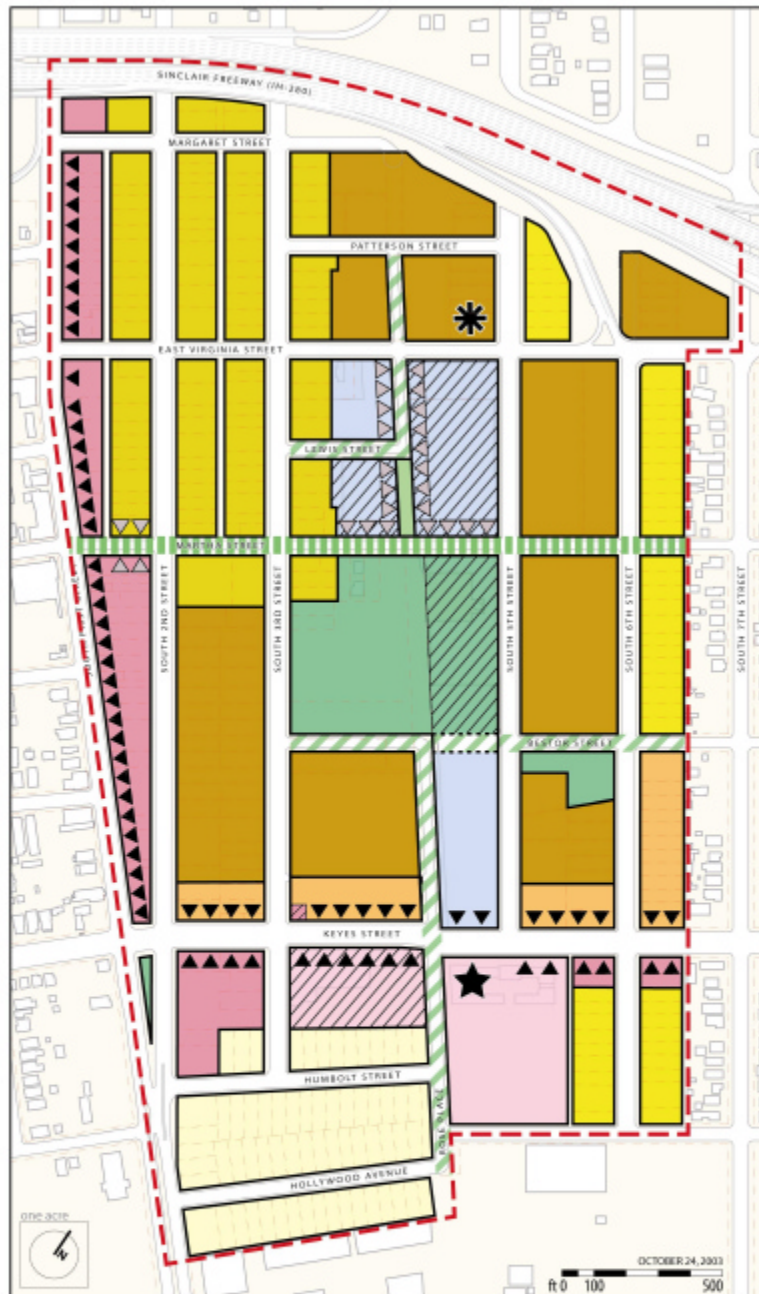
The overall purpose of preparing the *Martha Gardens Specific Plan* was to re-examine this area of San Jose, which has long been planned for very high density residential uses under the *San Jose 2020 General Plan* Residential Support for the Core Area (25+ DU/AC) designation, and to explore options for land use and other refinements that would help this area become a lively, cohesive community. To accomplish this, the *Plan* features more limited expectations for total numbers of housing units and a community enlivened with a rich infrastructure of community services, facilities and character. The *Plan* is projected to allow for approximately 1,900 residential units, approximately 475,000 square feet of commercial uses, approximately 250,000 square feet of light industrial uses, three parks and a community facility, various street and circulation modifications to improve pedestrian, bicycle and vehicle circulation, traffic calming measures to enhance livability of the public streets, and the creation of an arts-oriented district. The existing mix of General Plan land use designations, which includes the Residential Support for the Core Area designation, is projected to result in the development of 2,628 residential housing units in the *Plan* area.

The new high-density housing proposed in the *Martha Gardens Specific Plan* would be distributed throughout the *Plan* area in a variety of densities and configurations and would include housing opportunities for families with a wide range of income levels and tenancy needs. For example, new housing at lower densities would be encouraged to fill in the gaps between the existing Victorians in the “Victorian” sub-area. Existing single-family homes and duplexes on the east and south edges of the *Plan* area would be preserved as part of the primarily single-family Spartan/Keyes and Hollywood neighborhoods.

### *Land Use Policies and Design Guidelines*

The Martha Gardens area is divided into sub-areas, each reflecting a unique character, set of uses, and design guidelines.

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## Land Use

- |   |   |   |   |  |   |
|---|---|---|---|--|---|
|  | Preservation/Single Family<br>8 du/ac                           |  | Arts Related Mixed Use<br>(various densities) |  | Health Clinic                           |
|  | Preservation/Single Family/Duplex<br>8-16 du/ac                 |  | Public Park and Community Facilities          |  | Neighborhood-Serving<br>Uses            |
|  | Victorian Preservation Mixed-Use<br>10-20 du/ac (up to .75 FAR) |  | Pedestrian Way                                |  | Neighborhood-Serving<br>Uses Encouraged |
|  | High Density Residential<br>20-50 du/ac (up to 1.5 FAR)         |  | Pedestrian Emphasis Public Street             |  | Potential Elementary School Site        |
|  | High Density Residential<br>40-70 du/ac (up to 2.5 FAR)         |  | Pedestrian Corridor                           |  |   |
|  | Commercial/Mixed Use<br>(up to 1.5 FAR/40 du/ac)                |  | Adaptive Re-Use (various densities)           |  |   |
|  | Commercial/Light Industrial<br>(up to 0.5 FAR)                  |   |   |  |   |

**South First Street Corridor Sub-Area:** The South First Street Corridor defines the western edge of the Martha Gardens neighborhood from the Sinclair Freeway (I-280) on the north to Keyes Street in the south and is one of the primary streets of the greater San Jose Downtown area, serving as an important gateway to the Downtown Core and the front door to the Martha Gardens neighborhood. The area is currently characterized by low intensity auto-oriented and general commercial uses, interspersed with surface parking lots.

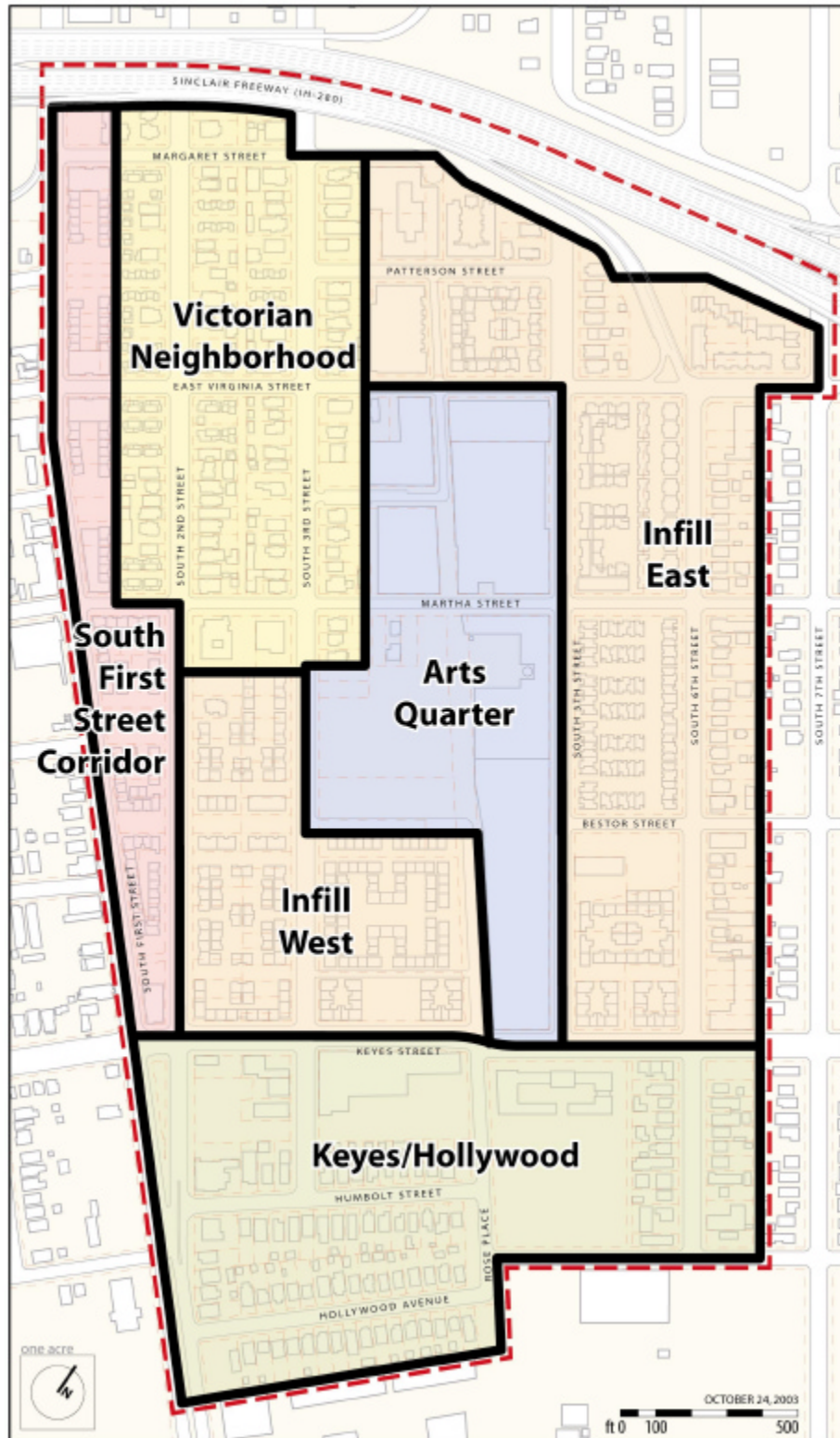
The South First Area is proposed to be improved and developed with a neighborhood-serving commercial spine with ground floor retail and offices and/or residential uses above. New development would be pedestrian in scale and orientation, and new development would be limited to three and four stories and 55 feet in height, with a provision for an additional height of 10 feet for non-habitable architectural features and roof elements.

**Victorian Sub-Area:** The Victorian Neighborhood sub-area is located along the Second and Third Street frontages, primarily north of Martha Street in the northwestern portion of the Martha Gardens Specific Plan area. The neighborhood is characterized by an impressive collection of single-family Victorian houses, some of which have been subdivided into multiple residential units and a few partially converted to commercial use. Based on preliminary research, the area could be eligible for the designation as a historic district.

The *Plan* calls for the preservation and enhancement of the existing neighborhood of single-family Victorian era homes. To encourage the restoration and survival of the historic homes, provision is made in the *Specific Plan* to allow for a variety of uses, including multi-family housing, bed and breakfast establishments, and limited mixed uses that do not compromise the historic or architectural integrity, or residential character of the structures.

There are a number of vacant and underutilized properties within this sub-area, particularly on South Second Street. The *Plan* encourages, on vacant lots in the sub-area, residential infill development that complements and extends the fine-grained pattern and character of Victoria homes. New infill development would need to be built with a compatible scale, setback and footprint as the existing historic homes in the sub-area, and with a similar palette of materials and a complementary level of detailing.

**Arts Quarter Sub-Area:** The Arts Quarter sub-area is bounded by East Virginia Street on the north, Bestor and Keyes Streets on the south, Third Street and the Victorian Neighborhood on the west, and Fifth Street on the east. The area is distinguished by a collection of historic warehouse and manufacturing structures built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.



**Sub Areas**



As industrial activity subsides within the area, the *Plan* envisions building upon the existing arts community to create a vibrant arts district in the Arts Quarter Sub-area where area artists can live, create, display, and sell their work. To this end, the *Plan* encourages the adaptive reuse of existing warehouse and industrial structures for arts-related and cultural uses, including artists studios, loft housing, galleries, workshops, classrooms, and small commercial offices for individual practitioners of the creative industries.

The *Plan* permits limited light industrial uses in the existing 20<sup>th</sup> Century industrial buildings as long as these uses are small in scale, compatible with the other uses within and surrounding the given building, and share some building space with arts related uses; compatible industrial uses could not occupy more than seventy percent of a given existing industrial building. Because artists historically tend to have lower incomes, the *Plan* recommends that new housing development in the Arts Quarter Sub-Area be affordable to households that meet the standard low or very low-income criteria and discourages the development of market rate lofts.

**Infill East and West Sub-Area:** The Infill East and Infill West Sub-Area surrounds the Arts Quarter sub-area, and is bounded by Interstate 280 on the north, Keyes Street on the south, South Second Street and the Victorian Neighborhood sub-area on the west, and South Seventh Street properties on the east.

This sub-area is characterized by significant properties that are vacant or underutilized, and that are in the process of transitioning from industrial to residential uses. The sub-area also includes two enclaves of single-family homes, along South Sixth Street (north of Bestor Street) and Fifth Street (north of Virginia Street).

The *Plan* encourages redevelopment and intensification of the vacant and underutilized properties with residential and mixed-use development that can establish a strong sense of neighborhood with a diverse population and a wide range of affordable and market housing opportunities for families, workers, artists, senior citizens, and others. The *Plan* envisions a variety of residential unit types being developed, including: artist and loft style housing, a variety of condominiums and flats, street-oriented townhomes suitable for families, and studio and small flats for entry-level workers and seniors. A mix of ownership and rental housing would be encouraged to promote a balanced community of long and shorter-term residents. The *Plan* calls for the existing enclaves of single-family residential to be preserved and enhanced, and therefore, the *Plan* does not recommend an increase in intensity or height in these areas.

**Keyes/Hollywood Sub-Area:** The Keyes/Hollywood sub-area occupies the southern portion of the Martha Gardens Specific Plan area, defined by Keyes Street on the north, the south edge of the Hollywood Avenue and the South Sixth Street residential properties on the south, South First Street on the west, and mid-block between South Sixth and South Seventh Streets to the east. Except for properties fronting on Keyes Street, single-



family housing located in the Spartan Keyes and Hollywood neighborhoods is the predominant building type in this sub-area.

The *Plan* calls for the existing enclaves of single-family residential uses in the Hollywood and single- and two-family uses in the Spartan Keyes neighborhoods to be preserved and enhanced, and therefore the *Plan* does not recommend an increase in intensity or height in these areas. The *Plan* calls for Keyes Street and South Second Street to be developed with a mix of uses including street front retail combined with upper level housing or commercial uses where possible. As part of the creation of a neighborhood-serving retail corridor along Keyes Street, this *Plan* also encourages the adaptive reuse of the historic Herbert Packing Warehouse, located at the southeast corner of Keyes and Third Streets, for neighborhood-serving commercial uses.

### *Community Facilities*

The *Plan* calls for the development of 6.3 acres of public parks in the *Plan* area. The largest park space (4.8 acres), referred to in this *Plan* as Martha Park, would be located on the block bounded by Martha Street, South Third Street, South Fifth Street, and what is shown in the *Plan* as the future extension of Bestor Street. The Martha Park block would be at the geographical center of the new community and thus would provide the most convenient accessibility to all residents and would be the natural focus for a wide range of organized and informal community activities.

The second neighborhood park is referred to in the *Plan* as Bestor Street Park and is a 0.75 acre park on the south side of Bestor Street between South Fifth and Sixth Streets. This park was planned, and the land acquired by the City, prior to the initiation of this *Specific Plan* process. The construction of this park is anticipated to occur in the spring of 2004. The third proposed park space is a skateboard park under Interstate 280, either on the block between South First Street and South Second Streets or between South Second and South Third Streets.

The *Plan* proposes that a community center be established within Martha Park that would serve not only the residents of Martha Gardens but also residents from the surrounding communities. The *Plan* identifies the preferred location for this facility as the American Can Company Building located at the corner of Martha and South Fifth Streets. The American Can Building is a City Landmark structure that greatly contributes to the unique character of the Martha Gardens Area and is a vestige of the area's past as a center of food processing. Given the large size of the building, it could potentially be shared with compatible non-profit organizations or public institutions, most ideally San Jose State University's School of Art and Design.

Recognizing that the proposed new residential development, as well as likely new residential development in the surrounding area, including Downtown, may generate the need for a new school in the area, the *Plan* recommends that the City work with the San

Jose Unified School District to explore the need for a new elementary school in or adjacent to the *Plan* area. The Land Use Plan uses a “floating” star on a site on the south side of Keyes Street at Fifth Street to illustrate the potential need for a new school. While the location shown could have important community benefits as a school site, the star is “floating” to indicate that no particular property has been designated a school site.

### *Streets and Circulation System*

The *Martha Gardens Plan* calls for circulation improvements that are intended to accommodate new area traffic while avoiding any significant traffic impacts on adjacent neighborhoods by: restoring a more balanced distribution of traffic through the area; maintaining, and improving the existing grid system; establishing traffic calming measures throughout; and providing compelling encouragement for walking and biking as alternatives to driving. Following are the key improvements proposed:

- Convert the former “Fourth Street” railroad right-of-way to a series of public street and pedestrian pathway segments: Pedestrian Emphasis Streets (limited motor vehicles would be permitted), Pedestrian Ways (motor vehicles would be prohibited) and a pedestrian spine through “Martha Park”.
- Improve the Martha Street Pedestrian Corridor that make the corridor a comfortable walking environment where pedestrian comfort and circulation take precedent over motor vehicle circulation.
- To provide considerable convenience, security, and public access benefits for users of the park as well as adjacent residents, extend Bestor Street between Third Street and Fifth Street if it becomes feasible to displace a portion of the historic American Can Warehouse to accommodate the street; Bestor Street currently dead ends at Fifth Street.
- To improve circulation and access to the northern portion of the *Plan* area, convert East Virginia Street, between South Sixth and Seventh Streets, and South Sixth Street, between East Virginia and Martha Streets, to two-way streets and pursue the installation of a traffic light at the Interstate 280 off-ramp at East Virginia and South Sixth Streets.
- Consistent with the recently completed Downtown Access Study, convert South Second and Third Streets to two-way operation south of Interstate 280.

In addition to the circulation improvements above, the *Plan* calls for traffic calming to be an integral part of the Martha Gardens community. The expectation is that most of the traffic calming improvements proposed in this *Plan* would be funded by and implemented as adjacent private development occurs. Implementation of the above

improvements would be subject to additional environmental review and approval by the City.

### *Implementation*

Build out of the *Martha Gardens Specific Plan*, and implementation of the many public improvements recommended in the *Plan*, is expected to take many years. Many of the uses, characteristics and concepts that make this *Plan* unique are complex and may be difficult to achieve with standard land planning tools. It will take continued community interest and political will for Martha Gardens to become the family, arts and pedestrian oriented community envisioned in this Plan. While implementing the goals and objectives of this *Plan* may prove challenging, the successful implementation of the unique and multi-faceted arts supportive community envisioned in the *Plan* would contribute substantially to bolstering San Jose's image as a cosmopolitan, innovative and creative city.

Most development within the Martha Gardens area would be proposed, funded and constructed by private property owners and developers at their discretion. The development of public projects, such as parks and street improvements would need to be funded by a number of funding sources, primary among them would be funds generated through significant new development in the *Martha Gardens Plan* area.

This *Plan*, by itself, would have little or no direct effect on existing uses in the area. Legal existing uses, whether they are consistent with the *Specific Plan* or not, would be able to remain as long as owners wish to continue them. The one exception could be properties planned for public uses, although establishing those uses could be a very long term effort and *Plan* calls for the City to make every attempt to establish common objectives with owners, avoid undue hardships and be flexible in terms of timing and phasing. The *Plan* recognizes that owners of existing uses, businesses or structures that are partially or totally inconsistent with the *Specific Plan* and General Plan, may need to make some reasonable improvements to their properties to maintain their economic viability in the interim until redevelopment consistent with the *Plan* becomes feasible. Therefore, this *Plan* would allow some limited level of expansion, improvement or change for existing uses or structures.

### **Coordination of the Planning Process with the Strong Neighborhoods Initiative**

The *Martha Gardens Specific Plan* area is located within the Spartan Keyes Strong Neighborhoods Initiative Area. As a result, the *Specific Plan* was developed in close collaboration with the City's Strong Neighborhoods Initiative (SNI) program. The community based *Specific Plan* Advisory Committee (SPAC) shared membership and objectives with the Neighborhood Advisory Group (NAC) which directed the development of the SNI *Spartan Keyes Neighborhood Improvement Plan*. The objectives

of the *Martha Gardens Specific Plan* are supported by the following Top Ten Priorities identified in the *Spartan Keyes Neighborhood Improvement Plan*:

- Prepare and Implement a Neighborhood Traffic Calming Plan
- Improve the Keyes Street Streetscape
- Revitalize and Attract Neighborhood Friendly Businesses Along Keyes Street
- Develop a Neighborhood Park in the Martha Gardens Area
- Develop Arts-Oriented Uses in the East Gardner Area
- Improve Access to Elementary Schools
- Explore Opportunities for a Neighborhood Elementary School
- Improve Martha Street as a Pedestrian/Bicycle Corridor

Both the SPAC and the NAC consisted of area residents, property owners, business owners, administrative and academic staff from San Jose State University, and representatives from the Spartan Keyes Neighborhood Association, Walk San Jose and the local arts community.

The *Specific Plan* was developed over a period of two years with the committed participation of the SPAC members, other community members, the local arts community, San Jose State University arts faculty and staff, local property and business owners and their representatives, the District 3 Council Office, and City staff from various Departments. Urban planning and design, traffic analysis and engineering and other creative and technical input was provided by consultants ROMA Design Group, Fehr and Peers Associates, and City staff.

## **PUBLIC OUTREACH**

The *Specific Plan* was developed in close collaboration with the City's Strong Neighborhoods Initiative (SNI) program. The community based *Specific Plan* Advisory Committee (SPAC) shared membership and objectives with the Neighborhood Advisory Group (NAC) which directed the development of the SNI *Spartan Keyes Neighborhood Improvement Plan*. Three community meetings were held to present the *Plan* to the larger community at each stage of its development. Interested community members and property owners were invited to and attended the SPAC meetings. At both monthly meetings and community meetings, *Plan* alternatives were evaluated and resolved through a series of lively discussions. In addition to the SPAC and community meetings, two meetings were also held with the owners of the industrial and commercial properties to present, discuss, and obtain feedback on the developing direction of the *Plan*. On October 23, 2003 the SPAC passed a recommendation to the City Council that they "approve" the *Martha Gardens Specific Plan*.

The Ryan family, who owns the historic Herbert Packing Warehouse on the southeast corner of Keyes and South Thirds Streets, identified a number of concerns with the

recommendations in the *Martha Gardens Plan*. They were particularly concerned with how the *Plan* would affect their ability to continue and potentially improve their current business operation, and how the “adaptive use” designation on their historic property and the “floating” star designation would affect not only their present use, but also potential future developments. After numerous in-person meetings, phone calls and email conversations with the Ryan family’s representative, Sean Morley, staff were able to address a number of the family’s concerns by making text and graphic changes to the *Plan* document.

Staff understands that the Ryan family still has concerns about the proposed *Plan*’s policy that new uses on a property be compatible with the existing and planned surrounding uses. In the case of the Ryan’s property, these uses are primarily the existing single-family residential Hollywood neighborhood to the south as well as possible future residential uses across South Third Street to the west, in the area designated for commercial/mixed-use. In addition to suggested text changes to address this concern, they would also like text changes made to ensure that improvements to their property that may not be fully compatible with surrounding existing and future residential uses be exempt from the *Specific Plan*’s goals, objectives, policies, design guidelines, land use designations and related public and/or private improvements. Staff, however, cannot make such suggested text changes because they would result in the *Specific Plan* conflicting with the *San Jose 2020 General Plan*. Such a conflict and inconsistency would be a violation of State planning law. For example, conflicts would arise regarding policies calling for compatibility between adjacent land uses and/or development.

## **COORDINATION**

The preparation of the *Plan* was coordinated with the Council Offices for District 3, and various Departments and Agencies, including the Departments of Planning, Building and Code Enforcement; Parks, Recreation, and Neighborhood Services; Transportation; Public Works; Convention, Arts and Entertainment; the Attorney’s Office; and the Redevelopment Agency. Furthermore, preparation of the *Plan* was also coordinated with San Jose State University. The preparation of this staff report was coordinated with the City Attorney’s Office.

## **CEQA**

A Mitigated Negative Declaration was adopted on November 3, 2003 for the proposed General Plan amendments and the *Martha Gardens Specific Plan*. The following environmental issues were analyzed in the Initial Study that resulted in the Mitigated Negative Declaration. The Initial Study determined that the change in land use would create a less than significant impact with mitigation, and the following potential impacts were analyzed:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources, which includes Historic Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

### *Cultural and Historic Resources*

The Initial Study identified several known historic and other potentially historic resources in the *Plan* area. Since future development could potentially result in the loss of some of these historic resources, the Negative Declaration recommends implementing a number of existing *San Jose 2020 General Plan* policies, as well as a number of proposed *Specific Plan* policies, as a means to reduce potential impacts to potential historic resources. The *Specific Plan* includes policies recommending that an intensive level historic resources survey be conducted of potential historic resources in the Infill West portion of the sub-area and the South First Street Corridor sub-area to identify potential historic structures, not currently surveyed, that should be encouraged for preservation. In addition, the *Plan* recommends that a feasibility study be conducted to determine whether all or part of the Victorian sub-area should be designated as a Historic District. The Plan encourages the preservation of the Victorian-era homes on South Second and Third Streets and encourages the adaptive use of several historic buildings in other portions of the *Plan* area.

*Land use*

The potential significant land use impacts that may result from the proposed mixture of land uses in the *Plan* area are proposed to be mitigated by adherence to numerous policies in the *San Jose 2020 General Plan* and the *Specific Plan* to ensure land use compatibility (including policies for noise, air quality, hazardous materials, utilities and services, recreation, and vehicle and truck circulation).

*Transportation*

The Initial Study concludes that the *Plan* would not result in significant adverse transportation impacts and therefore there is no mitigation required. The estimated number of new PM peak hour trips resulting from the proposed land use change is below the threshold established for this area and is within the capacity of the planned future roadway infrastructure. As a result, this General Plan amendment is exempt from the City's computer model traffic impact analysis (TRANPLAN). In addition, there are a number of proposed changes to the local roadway system in the *Specific Plan* which are intended to improve the overall vehicular, pedestrian and bicycle circulation, encourage more pedestrian and bicycle circulation and improve the overall livability in the area.

*Revised Circulation Period for the Negative Declaration*

While the public notice for the Negative Declaration for the *Plan* stated that the circulation period would close on October 23, 2003, the County of Santa Clara inadvertently circulated the Negative declaration for 30 days, rather than the required 20 days, which resulted in the final adoption date being November 3, 2003. Staff was able to notify the Spartan Keyes Neighborhood Advisory Committee (NAC), the Martha Gardens Specific Plan Advisory Committee (SPAC), and other interested community members of this change in advance of the revised adoption date.

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